

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

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Matthew Allison, Vice Chair  
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Adam R. Burney  
Land Use Director

## Minutes Informational Meeting (cont'd) January 11, 2016 Unitil – 357 Electric Avenue

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 7:00 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

Chair D. McQuaid opened the Information Meeting continuation with the reading of the statutory notice published in the Sentinel and Enterprise on December 7, 2015. The Information Meeting was to hear and discuss a proposed 45,000 S.F. office and maintenance facility to be located at 357 Electric Avenue, Lunenburg, MA.

Applicant is Unitil-Fitchburg Gas and Electric Light Company, 6 Liberty Lane West, Hampton, NH, represented by the following individuals:

Project Engineers, Jamie Rheault and Mark Piermarini, Whitman & Bingham Associates (WBA)

Legal counsel, Pierce Atwood LLP, Mark Beliveau

KITE Architects, Inc., Christine West

Unitil Project Manager, Jacqueline Agel

Nadeau Corp., Construction Development & Engineering, Ernie Nadeau

Revised plans were submitted to Graves Engineering Inc. (GEI) on December 15, 2015 as a result of the December 14, 2015 Information Meeting. Questions brought forth by the Board on December 14<sup>th</sup> were addressed by legal counsel Mark Beliveau through handouts. The handouts covered management of oil-filled electrical equipment, pole storage area, snow/ice treatment materials, and oil and fuel containment product information and application guide from Solidification Products International Inc. (SPI) for flush mounted Petro-Plug.

Oil-filled electrical equipment will be managed and handled in the hazardous waste accumulation area, the PCP evaluation area (both inside the building within a bermed area), and transformer storage area located outside at the back of the lot to temporarily store new and used electrical equipment. The area has a paved impervious surface with a six-inch berm on all sides. Also a catch basin and underground 2,000 gallon tank. The catch basin will outlet to the south and the discharge pipe will be fitted with a patented Petro-Barrier, e.g., Petro-Plug that allows water to pass through while blocking oil. The barrier solidifies if contacted by oil. The manufacturer recommends replacement once a year if it has not solidified.

M. Beliveau went over Unitil's protocol for used electrical equipment coming in from the field. It is inspected in the field and if it is leaking it will be containerized in the field or the oil will be removed prior to transportation and containerized. If it cannot be re-used it will be treated as hazardous waste. If it can be returned to stock, the PCP concentration must be known. New equipment is required to have a plate on it listing what is in it. If the equipment can be re-used, it goes to an outside storage area and placed on pallets. Nothing goes directly from field to outside storage.

The Petro-Plug process was explained to the Board. M. Allison would like to see the drainage calculations involved with the process.

M. Beliveau noted there had been only one hazmat incident at the Fitchburg facility within the past ten years; in 2005 in which an employee noticed an oil stain in the parking lot. MA DEP was notified; a local environmental firm took soil samples and concluded there was no substantial risk. No further action was required.

The Board questioned Unitil's reluctance to place a roof, e.g. canopy, over the outside storage for protection from the elements. M. Beliveau noted it would be impractical due to the need to bring equipment in and out. Also, the roof would have to be extremely high in the pole storage area.

The wood poles will be treated with pentachlorophenol (PCP or penta). The poles will be stored on concrete footings and/or metal racks. This will minimize rot as air can circulate around the poles. It will also provide for easier inspection access. The surface under the poles is impervious and contained on all sides by a six-inch perimeter berm. The poles are water resistant. Stormwater within this area will discharge to sheet flow through a Petro-plug-box within the berm. Unitil has met with the Conservation Commission to discuss ways to address the PCP. (K. Chenis would like to see documents regarding the PCP to see if it triggers the barrier.)

Unitil, in discussion with the Conservation Commission, will give consideration to switching the pole storage (in the 100 foot buffer) and pipe storage areas.

Snow/ice treatment will consist of a mix of sand and salt in the parking areas and on the site's internal roads.

There are five dumpsters located on site. No hazardous materials will go in the dumpsters. There is also a meter recycling dumpster.

J. Rheault noted that the distance from the rear property line to the nearest proposed unit in the possible 40B project is 160± feet.

The Board questioned if the 30 foot buffer zone would be delineated in any fashion post-construction. Unitil is not working in the 30 foot buffer zone; therefore it will be fully vegetated. Unitil could place large boulders and/or signage. They are willing to discuss this with the Conservation Commission.

Snow storage at right rear of site will be in the 50-foot buffer but not in the 30-foot no touch. Snow storage is also located at the left rear and a new area of storage has been designated at the front left side of the site.

An EIS was distributed at the meeting. The Board will review and pose any questions to A. Burney prior to the next continuation for response from J. Rheault.

The revised plans submitted to GEI at conclusion of the first meeting were reviewed and a letter issued on December 31, 2015. The comments addressed in GEI's initial review letter were addressed.

The landscaping plan will evolve over time and be resubmitted to the Board at a future date.

The Board inquired if the chain link fence could be solid. J. Rheault noted possible vertical slats in the chain link or something similar.

Paula Bertram, 312 Townsend Harbor Road- concerned with cumulative effects of penta on the site due to proximity to wetlands.

Motion, K. Chenis, to continue the Information Meeting to February 22, 2016, 6:35 PM, Second, M. Allison, all aye.

Recessed 8:50 PM.

Documents used at meeting:  
Aerial/GIS view of site  
Pole Storage Area Handout  
Snow/Ice Treatment Material Handout  
Petro-Plug Informational Sheet  
Oil-Filled Electrical Equipment Management Handout  
Site Plan Revised 1/11/16